

ZONE TEXT CHANGE APPLICATION:

ZT 3-2008

West Valley City

Amendments of Sections 7-103 and 7-9-104

Currently the West Valley City code allows for detention facilities and jails to be located in a Manufacturing Zone as a conditional use. However, the use is not defined in the Code and requirements for locating such facilities are not defined. Therefore, the following guidelines are proposed:

Definition:

“Detention Facility/Jail” means any facility operated to house offenders in a secure setting for the duration of their confinement commitment, or facility providing assessment, stabilization and treatment services for parole violating offenders and/or non-compliant probationers.

Parking:

2 spaces per 3 employees, 1 space per 20 inmates and 1 space per each service vehicle stored on site.

Note: Parking spaces must be adequately sized for the vehicles being stored or parked on site.

Spacing Requirements:

No Detention Facility/Jail shall be located within one quarter mile of any public or private school, church, public library, public playground or park, or residential zone boundary.

The site should have a buffer of at least 200 feet between the fenced compound and site property line. This buffer area may include xeriscape or turf landscaping or may be used for parking.

Shall not be within 5 miles of any other Detention Facility/Jail

Building:

The primary façade of the facility must meet the West Valley City Commercial Design Standards.

Landscaping:

The landscaped setback along any public or private right of way must be at least 60 feet. The area must include a 2-3' berm with one tree planted every 600 square feet. No more than 50% turf is allowed in this area and there must be a combination of 4 shrubs per tree with a mixture of living and non-living groundcover.

Noticing:

The applicant shall send a notice by mail to all property owners or persons operating a business within 300 feet of the property line of a proposed Detention Facility/Jail Detention Facility/Jail indicating the exact location of the property and its intended use.

Staff Alternatives:

1. **Approval** of the suggested amendments to Section 7-103 and 7-9-104 of the West Valley City Municipal Code.

Applicant:

West Valley City

Discussion: Jody Knapp presented the application. Commissioner Conder asked if the distance requirement from a residential zone includes an agricultural zone as well. Ms. Knapp replied that it does.

Commissioner Mills indicated that she believes the 200 foot landscaping buffer is a better choice over the parking option. Commissioner Matheson stated that he preferred a parking buffer because weeds could become an unattractive problem. Ms. Knapp added that if neither option felt right, there was still a 60 foot setback. Commissioner Mills stated that landscaping would make the area more aesthetically pleasing. Public and private owners should be encouraged to maintain their land and take pride in the appearance of their buildings and surroundings. Commissioner Mills also added that the additional 200 feet feels like a necessary buffer.

Commissioner Mills asked what other Planning Commission members felt about the 5 mile requirement between facilities versus a 3 mile requirement. Commissioner Conder stated that he preferred the 5 mile spacing requirement because this would allow for less facilities to enter the City.

There being no further discussion regarding this application, Vice-Chairman Fuller called for a motion.

Motion: Commissioner Mills moved for approval subject to the 200 foot buffer being xeriscaped or landscaped.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Matheson	No
Commissioner Mills	Yes
Vice-Chairman Fuller	Yes